



**8 Pines Court, Mansfield Road, Woodthorpe,
Nottingham, Nottinghamshire NG5 3GB**

£825 pcm

Tel: 0115 9680268



- Modern Bathroom
- Open Plan Living Kitchen
- Close To City Centre
- Spacious Apartment
- Two Double Bedrooms
- Fully Renovated Throughout
- Designated Parking

A modern, centrally located apartment which has undergone a complete modernisation. This well presented sleek and stylish apartment comes located in popular location with excellent access into the city centre and has recently had a total revamp including a brand new kitchen and bathroom and everything else in between.

The internal accommodation of the apartment comprises an entrance hall area which opens straight into the open plan living kitchen area. There are two double bedrooms one benefiting from a dressing area space and a modern three piece bathroom.

The property stands in an incredibly convenient location set back from Mansfield Road on Black Swan Close in a select apartment block with off road parking a well maintained secure entrance with intercom entrance system and comes located on the first floor.

Council Tax Band: B

ENTRANCE HALL

w: 3.28m x l: 1.04m (w: 10' 9" x l: 3' 5")

The entrance hall opens up straight into the open plan living kitchen with a wall mounted intercom system, alarm control and laminate flooring that flows into the living area.

OPEN PLAN LIVING KITCHEN

w: 4.67m x l: 3.84m (w: 15' 4" x l: 12' 7")

A generously proportioned and naturally light open plan living kitchen having an L shaped fitted kitchen area fitted with a brand new range of wall cupboards, base units and drawers with working surfaces over. Inset stainless steel sink with drainer and chrome mixer tap. There is also a integrated oven, four ring gas hob and a wall mounted stainless steel extractor hood over. There is plumbing for a washing machine and space for a fridge/freezer. This spacious room also benefits from ceiling spotlights, ceiling light points, radiator and a double glazed window to the side elevation.

BEDROOM ONE

w: 3.12m x l: 2.64m (w: 10' 3" x l: 8' 8")

(Extending to 18'0" into the dressing area) The first of two substantial doubles with an initial slightly narrowing area which would be perfect for a dressing area or space to work from home. There is a radiator, ceiling light point and a double glazed window to the side elevation.

BEDROOM TWO

w: 3.4m x l: 2.67m (w: 11' 2" x l: 8' 9")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the side elevation.

BATHROOM

w: 1.85m x l: 1.55m (w: 6' 1" x l: 5' 1")

A brand new fitted bathroom with a three piece suite comprising a panelled bath with chrome internally plumbed shower over, wash hand basin with chrome mixer tap and a Low flush WC. There is also a radiator, part tiled walls, ceiling light point, extractor fan and a shaving point.

OUTSIDE

The property stands in an incredibly convenient location set back from Mansfield Road on Black Swan Close in a select apartment block with off road parking a well maintained secure entrance with intercom entrance system and comes located on the first floor.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a leasehold property with 112 years remaining on the lease. The Service charge is - £1,200 per annum and the ground rent is - £200 per annum.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

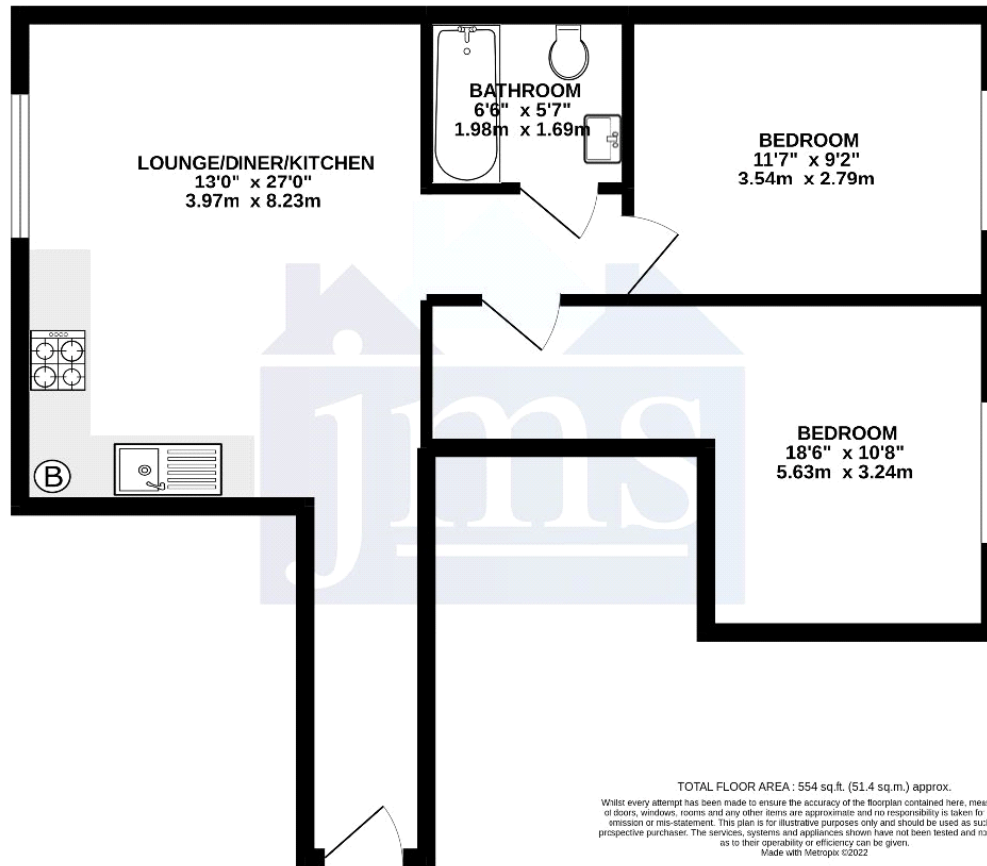
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.







FIRST FLOOR FLAT
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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